

**Professional Property Inspections, Inc.**  
**1235 County Road 278**  
**Melissa, Texas 75454**  
**214-726-1335**



**Commercial Inspection Report**

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**Prepared For:** Commercial Inspection  
(Name of Client)

**Concerning:** \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

\_\_\_\_\_  
(Real Estate Office) (Agent)

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**By:** \_\_\_\_\_  
(Name and License Number of Inspector) (Date)



The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions that are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s),



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I = Inspected      NI = Not Inspected      NP = Not Present      R = Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
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secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

- |                           |   |   |
|---------------------------|---|---|
| Type of Foundation        | <input checked="" type="checkbox"/> Slab on Grade | <input checked="" type="checkbox"/> Post Tension Slab     |
|                           | <input type="checkbox"/> Floating Slab            | <input type="checkbox"/> Pier and Beam                    |
| Pier and Beam Crawl Space | <input type="checkbox"/> Accessible               | <input type="checkbox"/> Not Accessible                   |
| Crawl Space inspected     | <input type="checkbox"/> From opening             | <input type="checkbox"/> From under home                  |
| Visibility of Crawl Space | <input type="checkbox"/> Full                     | <input type="checkbox"/> Limited                          |
| Limited under             | <input type="checkbox"/> Bathroom                 | <input type="checkbox"/> Kitchen <input type="checkbox"/> |

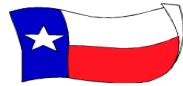
Foundation Performance: This building faces east for orientation purposes.  
 No significant movement was observed in the foundation.  
 1. Seal post tension cable ends at the northwest section of the building.

**B. Grading & Drainage**

Comments:

1. Poor drainage at the southeast section of the building.





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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect)

Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

- |                       |  |  |  |                          |
|-----------------------|--|--|--|--------------------------|
| Type of Roof Covering | <input type="checkbox"/> Wood                                      | <input type="checkbox"/> Tile              | <input checked="" type="checkbox"/> Composition            | <input type="checkbox"/> |
| Roof Condition        | <input checked="" type="checkbox"/> Good                           | <input type="checkbox"/> Average           | <input type="checkbox"/> Aged                              |                          |
| Roof Observed from    | <input type="checkbox"/> Roof                                      | <input checked="" type="checkbox"/> Ladder | <input checked="" type="checkbox"/> Ground with binoculars |                          |
|                       | <input type="checkbox"/> Unable to make a close observation due to |  |  |                          |

1. Plumbing vent boot pulled up at the southwest section of the building.
2. Seal all furnace vent pipe rain collars.
3. Extend gutter downspouts on the north and south sections of the building.



**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

- |                     |  |   |   |
|---------------------|--|---|---|
| Attic observed from | <input checked="" type="checkbox"/> Attic        | <input type="checkbox"/> Attic access opening     | <input type="checkbox"/> No access        |
| Attic ventilation   | <input checked="" type="checkbox"/> Soffit vents | <input checked="" type="checkbox"/> Exhaust ports | <input type="checkbox"/> Gable vents      |
|                     | <input type="checkbox"/> Ridge vents             | <input type="checkbox"/> Wind Turbine(s)          | <input type="checkbox"/> Power Turbine(s) |
|                     | <input type="checkbox"/> None Evident            |   |   |

Approximate Depth of Attic Insulation: 4"

**E. Walls (Interior & Exterior)**

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

1. Repair stucco cracks around the building. Minor hairline cracks.

**F. Ceilings & Floors**

Comments: This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

1. Various water stains on tiles throughout the building.



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**G. Doors (Interior & Exterior)**

Comments: This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

1. The exterior doors do not seal tight at the bottom.

**H. Windows**

Comments: This inspection covers the presence and condition of window and door screens.

1. Touch up caulking needed around the windows.  
 2. Weather stripping dried up at the bottoms of windows.  
 3. Moisture between window panes at two of the front entry windows.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance & Panels**

Comments: This inspection covers the service entrance wiring, electrical panels and subpanels.

Wire Type(s) found in Main and Sub Panels:       Copper       Aluminum        
 Appropriate Connections:       Present       Not Present  
     Approved Copper / Aluminum Devices  
     Pig Tailed Connections       Crimp Connections  
     Other

The panel boxes are located on the west exterior wall.

**B. Branch Circuits** (Report as in need of repair the lack of Ground Fault Circuit Protection where required.) Comments: This inspection covers electrical receptacles, switches and fixtures.

Branch circuit wiring       Copper       Aluminum  
 Branch circuit wiring is       Grounded 3 wire       Ungrounded 2 wire  
 GFCI protection at       Kitchen       Bar       Bathroom       Laundry  
     Whirlpool       Garage (note for freezer use)  
     Exterior outlets (below 5'6")       Pool/Spa light

1. The GFCI outlet in the southwest office bathroom does not trip power from the outlet.





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### IV. PLUMBING

**A. Water Supply System and Fixtures**

Comments: This inspection covers the type and condition of all accessible and visible water supply components.

Type of supply lines  Copper  Galvanized Iron  
 PVC/CPVC  Polybutylene   
 Anti Siphon / Back Flow / Air Gap(s):  Present  Not Present

1. The utility sink drains into the floor drain.  
 2. The south commode in the women's bathroom needs a new tank kit.

**B. Drain, Wastes and Vents**

Comments: This inspection covers the condition of all accessible and visible waste-water and vent pipes

Type of waste lines  PVC  Iron  Tile

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source: Gas

Comments: This inspection covers the water heating equipment and it's temperature and pressure relief system.

T & P Valve  Operated  Not Operated  
 Safety Pan and Drain Installed  Yes  No  
 Water Heater(s)  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Type of Observable Vent Pipe  Double Wall  Single Wall  
 Cement / Asbestos   
 Garage Unit(s): Physically Protected  Yes  No  
 18 inch Floor Clearance  Yes  No

1. There is not a drain pan installed under the water heater.  
 2. The TP&R pipe drains into the floor drain.



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### V. APPLIANCES

**A. Dishwasher**

Comments: The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

\_\_\_\_\_

**B. Food Waste Disposer**

Comments: The inspection covers the splashguard, grinding components, and exterior.

\_\_\_\_\_

**C. Bathroom Exhaust Fans and/or Heaters**

Comments: The inspection will cover the operation of the unit, observing sound, speed and vibration level.

**1. Opening in the exhaust pipe at the middle west section of the attic.**

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

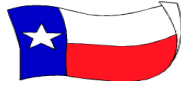
Property inspected was  Occupied  Vacant  \_\_\_\_\_  
Parties present at inspection  Owner  Seller  Listing Agent  Buyer

Documents provided to inspector  Sellers Disclosure  Engineers Report  Previous inspection report  
Weather Condition during inspection  Sunny  Overcast  Raining  Snowing  
Outside temperature during inspection 95° Time of inspection 9:00am

Inspection Scope  Full  Limited - Reason \_\_\_\_\_

Additional written information provide with this inspection report  Yes  No

Cost of inspection services \_\_\_\_\_ \$775 to be paid at  Inspection  Closing  By Mail



## SCOPE OF INSPECTION

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDING (S) ON THE PROPERTY AND TO INFORM THE "CLIENT" OF MAJOR VISIBLE DEFICIENCIES, AS THEY EXIST ON THE DATE OF THE INSPECTION. The Inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the observable portions of approximately 350 – 500 items, including the following major components: Foundation, Electrical, Crawl Area, Walls, Plumbing, Ceilings, Attic, Doors, Garage, Site Drainage, Windows, Roof, Cooling System, Floors, Heating System, Venting, Fireplace, Exteriors, Built-in-Appliances. Brinks Security pays Professional Property Inspections Inc a referral fee of twenty-five dollars to inspect the security system or make a recommendation for the installation of a security system.

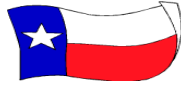
The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

### THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION (Unless contracted for and additional fee)

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, smoke detectors, electric gates, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
- Easements, rights of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and / or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.).
- Environmental hazards, including but not limited to asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems.
- Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Cosmetic finishes and conditions, freestanding or portable equipment; landscaping and foliage; noise transmission; determination of odors.
- Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.
- This inspection does not cover any environmental issues such as mold, fungus, asbestos, etc...



**CONFIDENTIALITY OF REPORT**

The inspection report is for the exclusive private use of the "CLIENT". The "CLIENT" will be issued either one or two additional copies of the report for distribution to his / her agent and to the property owner. This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR". Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. **Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. Note: This report is copyrighted.**

**LIMITS OF INSPECTION**

"CLIENT" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the EXPERIENCE OF the individual "GENERALIST" INSPECTOR, and that the inspector is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION.

**"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.**

**GENERALIST VISUAL INSPECTION**

The "Client" requests the Generalist Visual Inspection of the readily accessible areas of the structure (s). The "INSPECTOR" liability for error and omissions in the Generalist Visual Inspection is limited to a refund of equal to the fees paid. The liability limitation of the "INSPECTOR'S" principals, agents, and employees is also limited to a refund of equal to the fees paid. This liability limitation is binding upon "CLIENT", as well as his / their spouse, heirs, principals, assignees, and anyone else who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report "CLIENT" agrees to immediately accept a refund of the fees paid full settlement of any and all claims which may ever arise from the inspection and report, and as the maximum amount that may be due for any error or omission by the "INSPECTOR".

The fee for this inspection is due at the time of inspection. If "CLIENT" does not attend the inspection, the fee is due upon receipt of the report if the "CLIENT" has not signed this agreement, the acceptance of this report show agreement with all of the terms of this contract. **Professional Property Inspections is not responsible for contract services provided by termite, swimming pool, alarm, or septic inspectors.**

**DISPUTE RESOLUTION**

**CONTACT:** Should "CLIENT" have a complaint against the "INSPECTOR", prior to any alteration, repair or replacement, "CLIENT" shall provide reasonable notice to, and permit an inspection of the condition (s) which gave rise to the complaint, by the "INSPECTOR" or appointees thereof "CLIENT" agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection.

**ARBITRATION:** Unresolved disputes, except one for non-payment of fees, shall proceed to binding arbitration conducted in accordance with the construction industry rules of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the real estate inspection profession. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law. I understand that I am giving up my right to a jury trial.

**STATUTE OF LIMITATIONS:** The parties agree that no action may be brought to recover damage against the "INSPECTOR" more than six months after delivery of the "INSPECTOR'S" written report to the "CLIENT".

**I / WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITIONS. I / WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT. BY ACCEPTING THIS REPORT THE CLIENT / CLIENT'S AGREE TO ALL CONTENTS OF THIS INSPECTION CONTRACT.**

**CLIENT (S):** \_\_\_\_\_  
\_\_\_\_\_